

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
City Council Chambers- City Hall  
Chicago, Illinois 60602  
MAY 20, 2010  
1:00 P.M.  
MINUTES**

**PRESENT**

Linda Searl, Chair  
Smita Shah  
Patricia Scudiero  
Nancy Pacher  
Chris Raguso  
Doris Holleb  
Terry Peterson  
John Nelson  
Alderman Bernard Stone

**ABSENT**

Leon Finney  
Timothy Mitchell  
Gracia Shiffrin  
George Migala  
David Weinstein  
Alderman Edward Burke  
Alderman Patrick O'Connor  
Alderman Mary Ann Smith  
Alderman Ray Suarez  
Alderman Daniel Solis

- I The Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with six (6) members present. **Please note that Commissioner Thomas Powers is no longer an ex-officio member and has been replaced by Commissioner Bobby Ware starting with the June 2010 hearing.**
- II A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on May 20, 2010.
- III The Minutes of the April 15, 2010 Hearing were approved unanimously.

**MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:**

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 3 WERE APPROVED BY A 6-0 OMNIBUS VOTE.**

Acquisitions and Dispositions

1. A resolution recommending the approval of the acquisition of land from the Chicago Housing Authority and Testa Properties to the Public Building Commission. The land is commonly known as 1201 West 14<sup>th</sup> Street a/k/a

the southwest corner of 14<sup>th</sup> Street and Blue Island Avenue and is located in the 25<sup>th</sup> Ward. (10-026-21) **APPROVED**

2. A resolution recommending the approval of the disposition of land from the Public Building Commission to the City of Chicago. The land is commonly known as 1201 West 14<sup>th</sup> Street a/k/a the southwest corner of 14<sup>th</sup> Street and Blue Island Avenue and is located in the 25<sup>th</sup> Ward. (10-026-21) **APPROVED**

#### Change of Use

3. A resolution recommending the approval of a change in use of City of Chicago -owned land from vacant property use as a police station. The land is commonly known as 1201 West 14<sup>th</sup> Street a/k/a the southwest corner of 14<sup>th</sup> Street and Blue Island Avenue and is located in the 25<sup>th</sup> Ward. (10-026-21) **APPROVED**

#### Tax Increment Finance District Redevelopment Plan and Project

4. Montrose/Clarendon Redevelopment Project Plan (10-025-21)  
Sunnyside and Wilson Avenues on the north; Lake Shore Drive on the east; Montrose Avenue on the south; city alley immediately west of Clarendon Avenue on the west in the 46<sup>th</sup> Ward. A motion to separate item # 4 for a roll call vote was made and approved by an omnibus vote.  
**Approved 6-0, Yeas - Commissioners Holleb, Nelson, Scudiero, Shah, Stone and Searl**

#### D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 586 submitted by co-applicants the Chicago Park District and the AIA Chicago Foundation, for the property generally located at 1400 South Lake Shore Drive. The applicant proposes to construct a new open-air monument on the Museum Campus to commemorate the achievements of Daniel Burnham and the Plan of Chicago. The site is located within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (2nd Ward) **Approved 6-0, Yeas – Commissioners Holleb, Nelson, Scudiero, Shah, Stone and Searl**
2. A proposed Waterway-Industrial Planned Development and Zoning Map Amendment in the Pilsen Industrial Corridor submitted by ProLogis Park Chicago LLLP, for the property generally located at 2800 South Ashland Avenue, 2900-3100 South Damen Avenue, and 2901-3101 South Damen Avenue on approximately 48 acres. The applicant proposes an

industrial/distribution park with approximately 735,000 square feet of manufacturing/distribution uses in seven buildings and off-street parking. The applicant proposes to change the zoning of the site from Planned Manufacturing District No. 11 to a Waterway-Industrial Planned Development. (11th and 12th Wards) **Map Amendment Approved 9-0, Yeahs - Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shah, Stone, Peterson, and Searl. PD Approved 9-0, Yeahs - Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shah, Stone, Peterson, and Searl.**

3. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 583 submitted by Loyola University of Chicago for the property generally located at 6430 North Kenmore Avenue. The applicant proposes to construct a new 4-story classroom and office building. The site is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (49th Ward) **Approved 8-0, with Commissioner Shah recusing herself, Yeahs – Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Stone, Peterson, and Searl.**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Residential Planned Development No. 64 submitted by POAH Grove Parc Apartments LLC, for the property generally located at 6010-6244 South Cottage Grove Avenue, 6101-6145 South Cottage Grove Avenue, 6201-6259 South Cottage Grove Avenue, 714-758 East 61<sup>st</sup> Street, 733- 759 East 61<sup>st</sup> Street, 801-813 East 61<sup>st</sup> Street, 746-756 East 62<sup>nd</sup> Street, 747-757 East 62<sup>nd</sup> Street, 801-813 East 62<sup>nd</sup> Street, 800-832 East 63<sup>rd</sup> Street, 6101-6105 South Evans Avenue, and 6244-6258 South Drexel Avenue on approximately 15 acres. The applicant proposes a mixed-use development of approximately 91,625 square feet of commercial uses and 504 residential dwelling units and to incorporate new site plans, landscape plans, and building elevations. (20th Ward) **Deferred by omnibus vote 6-0.**
2. A proposed amendment to Residential Business Planned Development No. 15 submitted by Lake Meadows Associates for portions of the property generally located between East 31<sup>st</sup> Street, South Dr. Martin Luther King Jr. Drive, East 35<sup>th</sup> Street, and the west line of the Illinois Central Railroad right-of-way on approximately 70 acres. The existing planned development's specific boundaries are: the southern boundary of East 31<sup>st</sup> Street; the western boundary of South Rhodes Avenue; a line 164.87 feet north of and approximately parallel to the north boundary of East 32<sup>nd</sup> Street; the west line of the Illinois Central Railroad right-of-way; the north boundary line of East 33<sup>rd</sup> Street extended east; the west

boundary line of South Cottage Grove Avenue; the north boundary line of East 35<sup>th</sup> Street; the east boundary line of South Dr. Martin Luther King, Jr. Drive; a line 368.79 feet north of and approximately parallel to the north boundary line of East 32<sup>nd</sup> Street; the north boundary line of East 31<sup>st</sup> Place; and the east boundary line of South Vernon Avenue. The applicant proposes to change the zoning of the site within said boundaries from Residential Business Planned Development No. 15 to a B3-5 Community Shopping District prior to re-establishing and amending Residential Business Planned Development No. 15. The applicant also proposes to add a parcel, currently zoned RM 6.5 Residential Multi-Unit District, to Residential Business Planned Development No. 15. This parcel is located at the north boundary line of East 33<sup>rd</sup> Street; the west line of the Illinois Central Railroad right-of-way; a line 257.26 feet south of and approximately parallel to the north boundary line of East 33<sup>rd</sup> Street; a line 205.44 feet west of the west line of the Illinois Central Railroad right-of-way line (as measured along the south boundary line of East 33<sup>rd</sup> Street). This parcel will first be rezoned to B3-5 Community Shopping District and then to the amended Residential Business Planned Development No. 15. The applicant proposes a mixed-use development including residential uses with a maximum of 7,845 residential dwelling units, approximately 1.2 million square feet of commercial uses and open space. (4<sup>th</sup> Ward) **Deferred by omnibus vote 6-0 to date certain of 6/17/10.**

3. A proposed amendment to Residential Business Planned Development No. 1067 submitted by 15<sup>th</sup> Street Blue Island, LLC, for the property generally located at 1441-1449 South Blue Island Avenue, 1200-1224 West 15<sup>th</sup> Street and 1434-1458 South Racine Avenue. The applicant proposes a mixed-use development of approximately 9,746 square feet of commercial and financial services uses and 240 residential dwelling units. (25<sup>th</sup> Ward) **Deferred by omnibus vote 6-0.**
4. A proposed technical amendment to Business Planned Development No. 418 submitted by 4600 W. Schubert, LLC for the property generally located at 4600-4652 West Diversey Avenue, 2801-2859 North Kilpatrick Avenue, 4640-4653 West George Street, 4623-4639 West Wellington Avenue, and 3001-3005 North Knox Avenue. The applicant proposes to remove an approximately 2.25-acre parcel, generally located at 4601-4651 West Diversey Avenue, 2739-2765 North Kilpatrick Avenue, and 4626-4650 West Parker Avenue, from the Planned Development. The Planned Development's Bulk Regulations and Data Table will be revised to reflect the decreased net site area. (31st Ward) **Deferred by omnibus vote 6-0 to date certain of 6/17/10.**
5. A proposed amendment to Residential Planned Development No. 1079 submitted by 4600 W. Schubert, LLC for the property generally located at 4601-4651 West Diversey Avenue, 2739-2765 North Kilpatrick Avenue,

4625-4650 West Parker Avenue, and 4602-4626 West Schubert Avenue.  
The applicant proposes to amend the planned development to expand the boundaries by approximately 2.25 acres, reduce the maximum number of residential dwelling units from 90 to 51, and permit four buildings with a combined total of approximately 35,000 square feet of commercial uses, plus accessory parking. The applicant proposes to change the zoning of the site from Residential Planned Development No. 1079 to B2-2 Neighborhood Mixed-Use District prior to reestablishing Business-Residential Planned Development No. 1079, as amended. (31st Ward)  
**Deferred by omnibus vote 6-0 to date certain of 6/17/10.**

Adjournment: **2:20 PM**